



STAFF REPORT
Board of Adjustment
April 18, 2024

Item No. IV.B. 5.

Case No. 15577: Request of Shane Labeth on behalf of The Rock Assembly of God, Inc. for a variance to Architectural Regulations in the O-2 General Office District, located at 12440 South Pennsylvania Avenue.

I. GENERAL INFORMATION

A. CASE HISTORY:

This is a new application.

B. EXISTING ZONING AND LAND USE:

Subject site	O-2/ Proposed church
North:	R-1/Residential
South:	O-2/Church
East:	R-1/Residential
West:	South Pennsylvania Avenue

C. ZONING ORDINANCE:

The applicant requests the following variance to Chapter 59 of the Oklahoma City Municipal Code, 2020, as amended:

Article XII, Section 12100.2.F. concerning buildings, including accessory buildings, with walls constructed with exposed exterior metal finish shall not be permitted in the O-2 District.

II. SUMMARY OF APPLICATION

The applicant is requesting to construct a church with metal as a wall finish. The applicant proposes a design that “integrates a variety of quality materials and a complementary color scheme that will produce an attractive church facility.”

III. STATUTORY STANDARDS

In order for a variance to be granted in accordance with State Statute requirements, the applicant must prove:

- (a) The application of the Ordinance to the particular piece of property would create an unnecessary hardship;
- (b) Such conditions are peculiar to the particular piece of property involved;

- (c) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Ordinance or Comprehensive Plan; and
- (d) The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

The applicant has submitted the following information to address the statutory standards:

See attached statutory standards and exhibits.

V. PLANNING DEPARTMENT REVIEW

In order for this variance to be granted, the required statutory standards listed above must be satisfied, as determined by a majority vote of the Board from information provided in this staff report, and/or evidence presented at the hearing by the applicant, Board Members, or others, in support or protest of the application.